

13 Blaen-y-coed,
Radyr, Cardiff, CF15 8RL



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Detached Property

3

1

2

1

Property Description

**** DETACHED PROPERTY ** THREE BEDROOMS ** CUL-DE-SAC **** A well presented, three bedroom detached house on a quiet cul-de-sac in the sought after area, Radyr. Open porch to front, entrance hallway leading to all rooms. Spacious lounge, dining room, kitchen and WC. To the first floor two double bedrooms a third bedroom and large family bathroom. Driveway parking for four cars, single garage, gardens to front and rear. EPC: TBC

Tenure Freehold

Council Tax Band F

Floor Area Approx 957 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE HALLWAY

Entered via a solid, wooden door, a good sized hallway, wooden flooring, tall storage cupboard under the stairs, radiator. Doors leading to all rooms. Stairs to left. uPVC window to front.

LOUNGE

15' 0" x 11' 8" (4.58m x 3.56m)
A spacious lounge with open wood burning/coal fire, tiled hearth with log store, solid wooden flooring, uPVC window to front. Two radiators. Wooden doors with glass panes leading to dining room.

DINING ROOM

10' 5" x 9' 10" (3.19m x 3.02m)
A light, spacious dining room overlooking the beautiful rear garden. French doors leading onto decked area. Hatch opening into kitchen, radiator.

KITCHEN

10' 4" x 9' 4" (3.17m x 2.87m)
Appointed along four sides, eye and low level wooden effect cupboards beneath a grey laminate worktop. 1.5 bowl composite sink, electric hob, extractor fan, low level 'Neff' electric oven, fridge freezer, washing

machine, dishwasher, tiled flooring and splashbacks. uPVC window to rear; uPVC door to side leading to rear garden.

CLOAKROOM

4' 1" x 3' 10" (1.25m x 1.19m)
White suite with low level WC, wash hand pedestal basin, tiled splashback, modern heated towel rail, obscured glass uPVC window to side.

FIRST FLOOR

LANDING

A bright landing area with uPVC window to side. Storage cupboard housing Worcester combi boiler, space for additional items. Access to loft space. Doors leading to all rooms.

BEDROOM ONE

14' 0" x 8' 11" (4.27m x 2.74m)
Aspect to front, a good sized principal bedroom, built in wardrobes with hanging rail and shelf. Radiator.

BEDROOM TWO

12' 2" x 11' 5" (3.71m x 3.50m max)
Overlooking to pretty rear garden, a second double bedroom. Radiator. Large uPVC window.

BEDROOM THREE

10' 10" x 6' 11" (3.32m x 2.12m)
A well presented third bedroom, large built in storage cupboard with light, radiator uPVC window to front.

FAMILY BATHROOM

11' 6" x 6' 10" (3.51m x 2.10m)
A spacious family bathroom, white suite with low level WC, pedestal wash hand basin with chrome mixer tap, corner bath with twin chrome taps, electric shower over bath, shaving point, heated towel rail, spotlights, uPVC obscured glass window to rear. Large cupboard with potential to create more space in the bathroom; a large separate shower cubicle could be a nice addition.

OUTSIDE

REAR GARDEN

Surrounded by a border of well established plants and wooden fence, a good sized level garden laid to lawn. Decked area and patio area for al fresco dining. Wooden shed to side. Side access to both sides of the property. Outside tap. Gate leading to garage and driveway.

FRONT GARDEN

Laid to lawn, bordered with tall hedges; a well maintained front garden which is not overlooked. Long driveway to park four cars leading to single garage. Front, open porch.

GARAGE

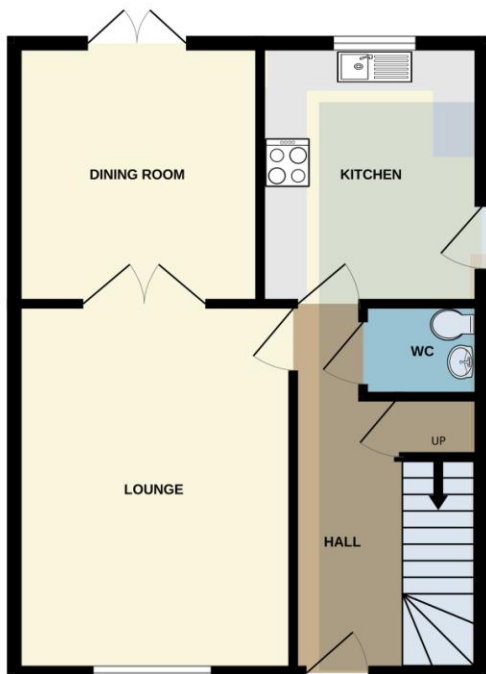
Single garage with up and over door. Power and lighting.

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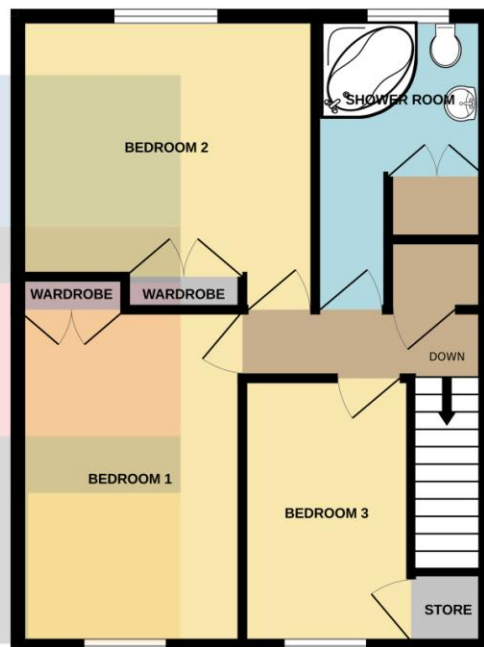


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GROUND FLOOR
478 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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